



## **Meeting Minutes Of the Board of Examiners & Appeals**

Tuesday, October 14, 2014  
7:00 p.m.  
City Hall  
410 W. First St., Ankeny, Iowa

The October 14th meeting of the Board of Examiners & Appeals was called to order at 7:00 pm by B. Terrell. Members present: B. Terrell, P. Hood, K. Heim. Members absent: C. Layland, S. Stephen. Staff present: J. Junker, L. Peterson.

### **AMENDMENTS TO THE AGENDA:**

There were no amendments to the agenda.

### **MINUTES OF THE AUGUST 12, 2014 MEETING:**

A motion was made by P. Hood and seconded by K. Heim to approve the minutes of the August 12, 2014 meeting. All voted aye. Motion carried 3-0.

### **COMMUNICATIONS:**

There were no communications.

**UNFINISHED BUSINESS:** J. Junker noted that he's working on the annual letter to the builders reminding them what the expectations are for cold weather certificates of occupancy regarding cold weather concrete limits. It will be sent out around the first of November and the Board will be copied on that. B. Terrell asked what the temperature limits are. J. Junker stated that for slab on concrete, cold weather practices apply when the predicted low for the next 24 hours is 32 degrees or colder and 25 degrees or colder for slender walls, footings, etc. If it gets down to 10 degrees or below within 24 hours concrete cannot be placed due to cure time and inspections will not be scheduled. The letter notes that there is a link to this information on our website as well. January and February 2014 was an exceptionally cold year and there were only six to eight days where they could place concrete. B. Terrell asked at what temperature concrete would be needed to be covered with blankets or straw to be effective. J. Junker said it depends on the temperature. Last year Des Moines did some testing on cold weather concrete with blankets. If the wind gets under the blanket it doesn't do a lot of good. Concrete has a chemical reaction when it cures so it creates heat, but if you can't maintain the heat at that level it tends to flake. As long as the blankets were securely held down they were pretty effective. The hardest to maintain is the slab on grade concrete because if the ground is frozen it causes trouble. The thin sections on cold ground, like sidewalks and driveways, really don't work well. K. Heim inquired if concrete was the only thing regulated by the cold. J. Junker replied yes, most other building products generally aren't affected by the cold weather. Shingling may be an issue when the tabs don't stick, which may cause them to lift in strong winds causing corners to blow off. K. Heim wanted to know if building permits have increased recently due to the cold weather that is coming. J. Junker responded that October is usually a pretty good month because builders are trying to get concrete foundations in the ground so they have a platform to

work off of through the winter months. In warmer winters it's been more year round, including the last couple of years.

### **NEW BUSINESS ITEMS:**

J. Junker reported that the State of Iowa is starting the process of moving forward with the 2015 international codes. The proposed documentation and amendments are being reviewed by the Building Code Advisory Board. There will also be public hearings. The anticipated roll out for the new codes is March 2015. Normally we implement the new codes July first. We will also revisit fees with the City Manager and City Council prior to July first. The Builders Luncheon is anticipated to be in held in May 2015 and we'll let the builders know what to expect. There are some changes to the code but nothing drastic that we're aware of at this time. It looks like the state is going to stay with the 2012 Energy Code Standard as well. B. Terrell asked if builders can still build with 2X4's. J. Junker said yes, the majority still are. By using the performance path with the HERS raters (RESNET) and crunching the numbers builders still have the ability to build dwellings with 2X4 exterior walls. That may change if they use the 2015 energy code. The energy raters simulate how a home will be constructed to determine how much energy it is expected to use. They also review all the installation of insulation, barriers, etc. to keep the wind out and a blower door test is required to check the infiltration level on every house. So with that, they may still use 2X4 construction that will meet the minimum code. Building science is becoming more and more prevalent in the energy code. For example, our basement remodels no longer allow plastic between the concrete basement wall and the framed wall which created condensation moisture and mold. Now smart paper is being used to allow the vapor to pass through. Tyvek is used on the outside and smart paper is used on the inside so the moisture can go both ways. K. Heim inquired if there currently is a requirement to having smart paper. J. Junker replied it is not a requirement but many are using it, particularly if they're working with the energy raters. It makes for a better system to move the moisture inside or out. K. Heim then asked if it was the same type material that was used between stone and the exterior of a home. J. Junker stated that it was similar in nature to the house wrap Tyvek as smart paper allows vapor to pass through but not water. B. Terrell clarified that Tyvek is the exterior plastic that lets the vapor through. For stone or brick, a thicker building paper is put over the Tyvek as well. K. Heim asked Jeff if he foresaw it becoming a requirement. J. Junker stated Tyvek is required now. Flashing, installation and wrapping or tar paper of a house are all critical.

K. Heim stated that the city of West Des Moines offers a grant up to \$15,000.00 or \$20,000.00 for new businesses moving into the area, whether they're building or leasing a space. They apply through the city. This would be a nice way to attract new businesses to Ankeny versus another city. J. Junker suggested reviewing the city's website or on our Facebook link. Derek Lord, our Economic Development Director, has worked with a number of startup companies on tax incentives on the commercial side. That's not currently available on the residential side. B. Terrell stated that Accu-Mold Corporation came to Ankeny due to tax incentives. J. Junker noted that Cisco located here as well because of the tax incentives. B. Terrell asked if the outlot by Dahl's had an offer on it. J. Junker said that there has been some contact with our planning division concerning that outlot as a prelude to building construction.

K. Heim noted that the Ankeny Kiwanis Charitable Foundation will be donating their first Zip Sack. It's a mobilized device that helps children that would usually be confined to a wheelchair to be able to move along the ground without having a bulky wheelchair. A little boy Zack, along with his uncle, developed it and wanted to share it with other kids. Each device costs around \$1,000.00.

## **REPORTS:**

### **Monthly Building Report and Update on Building Activity:**

J. Junker noted that September was down some but that was both nationwide and metro wide. The residential side was slower in September. The numbers are still holding high year-to-date and are expected to continue. Currently we're working on just short of 200 multifamily units that will be starting yet this fall. The multifamily construction is still pretty heavy and the single family construction will continue to be steady by all accounts. B. Terrell asked if Edward Rose Millennial is continuing to build multifamily units in Ankeny. J. Junker responded that they are still working on another six to eight buildings where they're at; currently 29 units of residential over commercial on the Southwest side on the old SW Ankeny Rd, just east of Hwy 415. There will be commercial space and a few residential units on the ground floor and then multi stories of residential above the commercial. In Signature Village, on Northwest 18<sup>th</sup> St just East of State St, we're working on two 72-unit buildings. One foundation has been started and the second foundation will be starting shortly. There will be three 72-unit buildings on the few lots that have already been platted with site plans. There's a lot of commercial activity with a lot of site plans that have been approved. Foundations and concrete work are going in so they can work through the winter. Sam's Club now has some walls up as well. B. Terrell inquired on the project on SW Oralabor Rd, East of Hwy 415. P. Hood noted that it was East of Yumz and Thunderhead Bar & Grill. J. Junker stated it was another Godwin multi-tenant building. There will be a Jimmy Johns and some other tenants going in. Going East on Oralabor, across from the Olive Garden area, LOF Xpress Services and Biolife are now framed. B. Terrell asked if some more apartments are going in to the West of that area. P. Hood thought it was going to be another strip mall. J. Junker also noted that the Northstar Power building was going up on the Southeast side East of the Corporate Woods interchange. Engineered Per4mance is going up behind the new HyVee and a new car wash is starting just West of the new HyVee Gas. P. Hood asked when we anticipated District One just North of Jethro's BBQ would be done. J. Junker stated that Simpson College was occupying their portion but wasn't sure when the athletic facility on the West side would be completed. District Two is in the works. We haven't seen any plans yet but should be receiving them within the next couple of weeks. It will be located across the street and to the East. There also may be a restaurant just East of Jethro's. The Prairie Trail area has a lot of activity as well.

There being no further business, the meeting adjourned at 7:35 p.m.

Submitted by,

Lori Peterson, Recording Secretary  
Board of Examiners & Appeals